

18 STATE MS.-DE SOTO CO.

JAN 14 2 44 PM '98

BK 327 PG 473
W.E. DAVIS PH. CLK.

WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned FRANK G. BECHEL AND WIFE, BRENDA C. BECHEL, hereinafter referred to as the GRANTORS, and JEFF BECHEL, hereinafter referred to as the GRANTEE, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, FRANK G. BECHEL AND WIFE, BRENDA C. BECHEL, the GRANTORS do hereby and by these presents sell, convey, and warrant unto JEFF BECHEL, the GRANTEE, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 171 in Section A of Buena Vista Lakes Subdivision as shown on plat being of record in Plat Book 4, Pages 34-37 in the Chancery Court Clerk's Office of DeSoto County, Mississippi to which recorded plat reference is made for a more particular description. Said lot being situated in Section 13, Township 4, Range 8 West.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and to the restrictive covenants, building restrictions and easements of record as found with the recorded plat of said subdivision at Plat Book 4, Pages 34-37, and being further found at Deed Book 69, Page 132, all in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and assessments against said property for the year 1997 and all subsequent years shall be the

sole responsibility of the GRANTEE, and all subsequent years are hereby excepted from the foregoing covenant of warranty.

That the GRANTOR herein warrants that the property being conveyed is no part or parcel of his homestead.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the 13 day of October, 1997.

Frank G. Bechel

FRANK G. BECHEL

Brenda C. Bechel

BRENDA C. BECHEL

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 13th day of October, 1997, within my jurisdiction, the within named FRANK G. BECHEL AND WIFE, BRENDA C. BECHEL, who acknowledged that he executed the above and foregoing instrument.

William Ray

NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES

SEPTEMBER 10, 1998
(SEAL)

GRANTORS' ADDRESS:

271 E. South Street
Hernando, MS 38632
RES. TEL.: N/A
BUS. TEL.: 601/429-4603

GRANTEES' ADDRESS:

271 E. South Street
Hernando, MS 38632
RES. TEL.: N/A
BUS. TEL.: 601/429-4603

Prepared by: KENNETH E. STOCKTON
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5 WEST COMMERCE STREET
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601/429-3469